



"The City With a Heart"

Robert Riechel (Chair)
Joan Skinner (Vice-Chair)
Harry Costa
Ed Hoff
Marina Kaiser
John Kolbisen
Dan Strazzullo
Mark Sullivan (City Staff)

MINUTES

Redevelopment Advisory Committee

May 19, 2010

6:30 p.m.

Meeting location: City Hall - Conference Room 101, San Bruno

Ed Hoff called the meeting to order at 6:35 PM

1. ATTENDANCE

<u>RAC Members</u>	<u>Present:</u>	<u>Absent</u>
Robert Riechel (Chair)		X
Joan Skinner (Vice-Chair)		X
Harry Costa	X	
Ed Hoff	X	
Marina Kaiser	X	
John Kolbisen	X	
Dan Strazzullo		X

Staff in Attendance

Mark Sullivan
Rico Medina, City Council Liaison

2. APPROVAL OF MINUTES

January 20, 2010 Minutes unanimously approved as submitted.

3. PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

None

4. ITEMS FROM STAFF, COMMITTEE MEMBERS, OR OTHER COMMISSIONS, BOARDS, AND COMMITTEES

A. Transit Corridors Plan Update

The first complete draft Transit Corridors Plan was distributed to City department heads for review. The City review is complete and the comments will be incorporated into a revised public review draft. The next steps in the development of the plan are: two steering committee meetings to review the Draft document, likely in July, followed by a community workshop. The Planning Commission and City Council will then review draft Plan and comments. The Specific

Plan also requires environmental review under the California Environment Quality Act (CEQA).

The Plan will most likely require voter approval by a majority of the electorate in order to allow development of buildings greater than three (3) stories/fifty (50) feet and/or construction of above grade parking structures as established by Ordinance 1284. The four members present support the proposed increased height if allowed only in the Transit Corridors Area, and taller buildings do not overshadow adjacent single-family homes. EH commented that this issue could be contentious in the Belle Air Park neighborhood, especially since the west side of 2nd Avenue is all single-family homes. Mr. Sullivan said that these properties were designated as flexible development areas in the Redevelopment Plan, and the Transit Corridors Plan envisions a transition to transit oriented development uses. The committee agreed that effective outreach will be particularly important in the Belle Air Park neighborhood.

B. 5-Year Implementation Plan

The new 2010-2014 Implementation Plan was adopted by the Redevelopment Agency on February 9, 2010. Copies of the Implementation Plan were distributed to the committee. Mr. Sullivan said that the lawsuit to prevent the State from taking tax increment funds from redevelopment agencies (the Supplemental Educational Revenue Enhancement Fund (SERAF)) failed, and the California Redevelopment Association (CRA) is appealing the decision. San Bruno paid its \$1.99 million share of the SERAF at the beginning May for 2009-10, and will be required to pay an additional \$411,000 in 2010-11. The Agency has sufficient uncommitted funds to make the payments. Many older agencies in the state are in a worse financial position than San Bruno because they had already committed the majority of available funds to projects. The League of California Cities and CRA have qualified a ballot measure for this November's election that would prevent future state taking of local government funds.

5. UPDATE ITEMS

A. Annual Report to City Council

The committee discussed the draft powerpoint presentation. The presentation is scheduled for the June 22, 2010 City Council meeting.

B. Current Development Projects

Mr. Sullivan said that several delayed development projects may be moving forward and gave a brief update on current and anticipated projects.

- The Crossing. Construction continues on the final two residential buildings (350 units), which are nearing completion, and the El Camino Real commercial project, a 12,250 square foot retail building.
- Former Downtown Cinema Site. The project has a new investor who stated his intent to move forward with redevelopment of the approved mixed-use project, including 48 residential condominiums and about 15,000 square feet of retail.
- Treetops. A new application to renovate the existing vacant 308-unit apartment complex was approved by the Planning Commission in May, and will go to the City Council in June. Although this proposal is scaled back from the project approved a year ago to demolish the complex and redevelop with 510 units, it is a sign that lenders may be starting to finance for multifamily residential projects.
- Cedar Grove. The site was purchased by Lennar Development Co., who propose to redesign the approved 14-unit project with smaller units.

6. CALENDAR CHECK

The next meeting is scheduled for July 21, 2010.

7. ADJOURNMENT

Meeting adjourned at 7:30 p.m.